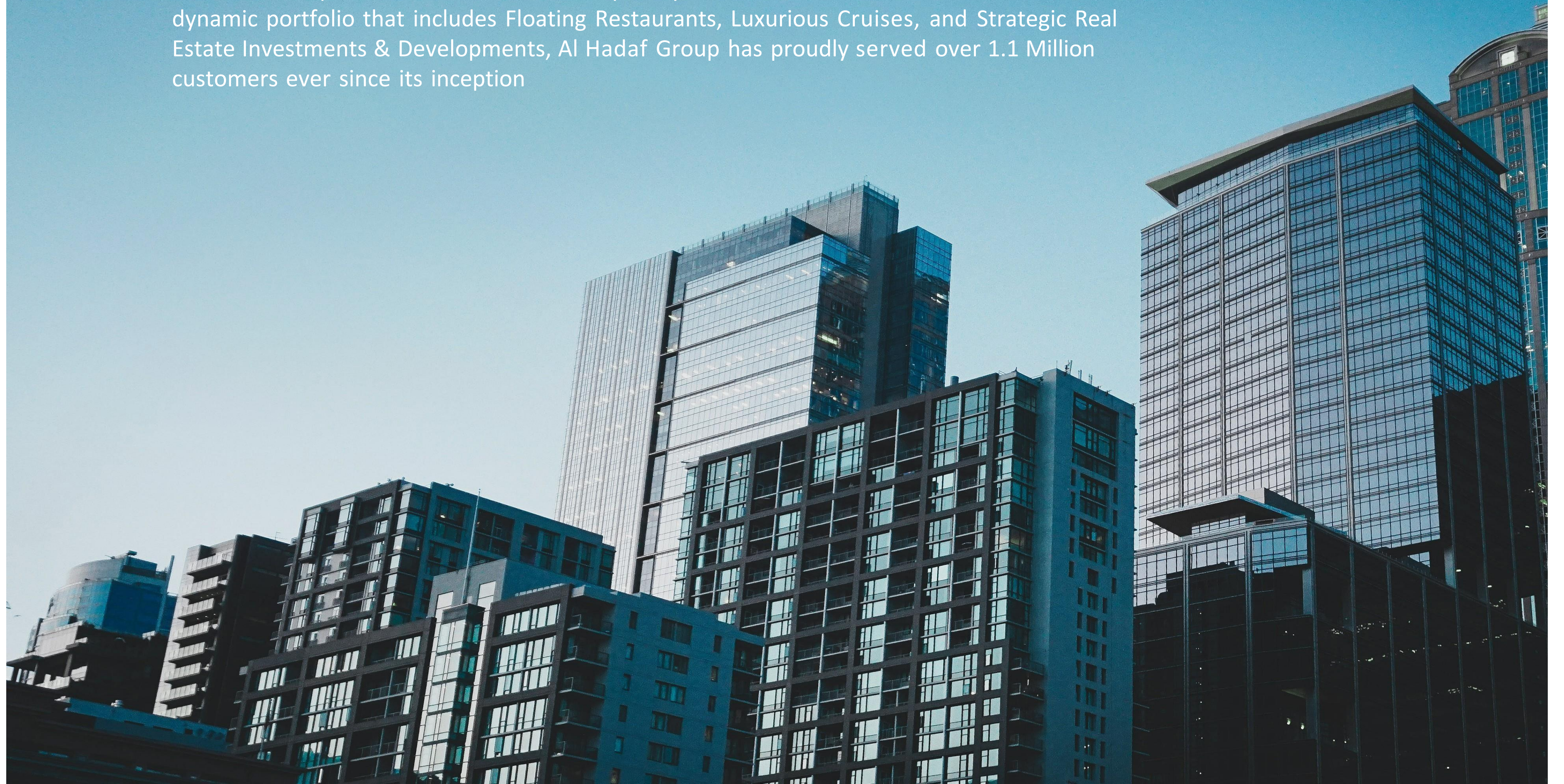


MAK.
I'SOLA BELLA

AL HADAF GROUP STORY

Al Hadaf Group stands as a beacon of hospitality in the United Arab Emirates. With a dynamic portfolio that includes Floating Restaurants, Luxurious Cruises, and Strategic Real Estate Investments & Developments, Al Hadaf Group has proudly served over 1.1 Million customers ever since its inception





MAK.

BY ——— AL HADAF

A new exciting force in Dubai's real estate sector under the Al Hadaf Group umbrella, with a fresh perspective and a passion for crafting exceptional spaces, MAK is poised to make its mark on the city's skyline. Specializing in innovative and contemporary developments



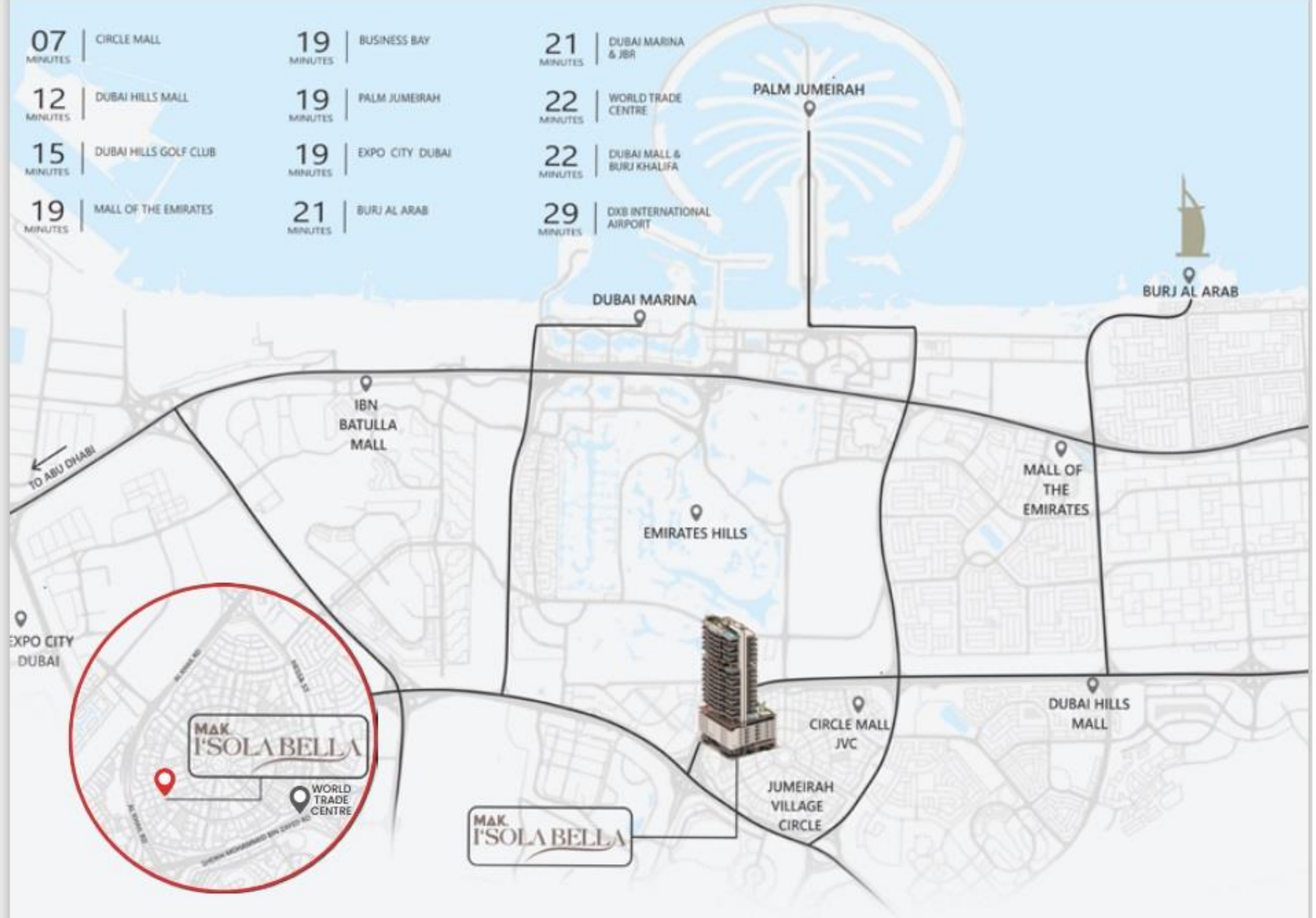
JUMEIRAH VILLAGE CIRCLE

Jumeirah Village Circle (JVC) is a vibrant residential community in central Dubai, offering easy access to key destinations. Strategically located, it has recorded the highest property transactions in Dubai in recent years.

- 07 MINUTES | CIRCLE MALL
- 12 MINUTES | DUBAI HILLS MALL
- 15 MINUTES | DUBAI HILLS GOLF CLUB
- 19 MINUTES | MALL OF THE EMIRATES

- 19 MINUTES | BUSINESS BAY
- 19 MINUTES | PALM JUMEIRAH
- 19 MINUTES | EXPO CITY DUBAI
- 21 MINUTES | BURJ AL ARAB

- 21 MINUTES | DUBAI MARINA & JBR
- 22 MINUTES | WORLD TRADE CENTRE
- 22 MINUTES | DUBAI MALL & BURJ KHALIFA
- 29 MINUTES | DXB INTERNATIONAL AIRPORT



TO ABU DHABI

EXPO CITY DUBAI

MAK ISOLABELLA

WORLD TRADE CENTRE

MAK ISOLABELLA



JUMEIRAH VILLAGE CIRCLE

CIRCLE MALL JVC

DUBAI HILLS MALL

MALL OF THE EMIRATES

EMIRATES HILLS

IBN BATULLA MALL

DUBAI MARINA

PALM JUMEIRAH

BURJ AL ARAB



MAK. I'SOLA BELLA

Where every day feels like a vacation

Inspired by the enchanting I'Sola Bella in Italy, MAK I'Sola Bella seamlessly blends resort elegance with urban sophistication. This unique project offers a harmonious living experience, combining luxurious amenities with the vibrant energy of city life.



DESIGN INSPIRATION - I'SOLABELLA, ITALY



MAK I'sola Bella in Dubai's Jumeirah Village Circle draws its inspiration from the enchanting I'sola Bella Island

in Italy, bringing a touch of European elegance to the heart of the city. Just like its Italian namesake, our residential building offers an unparalleled blend of luxury and natural beauty.



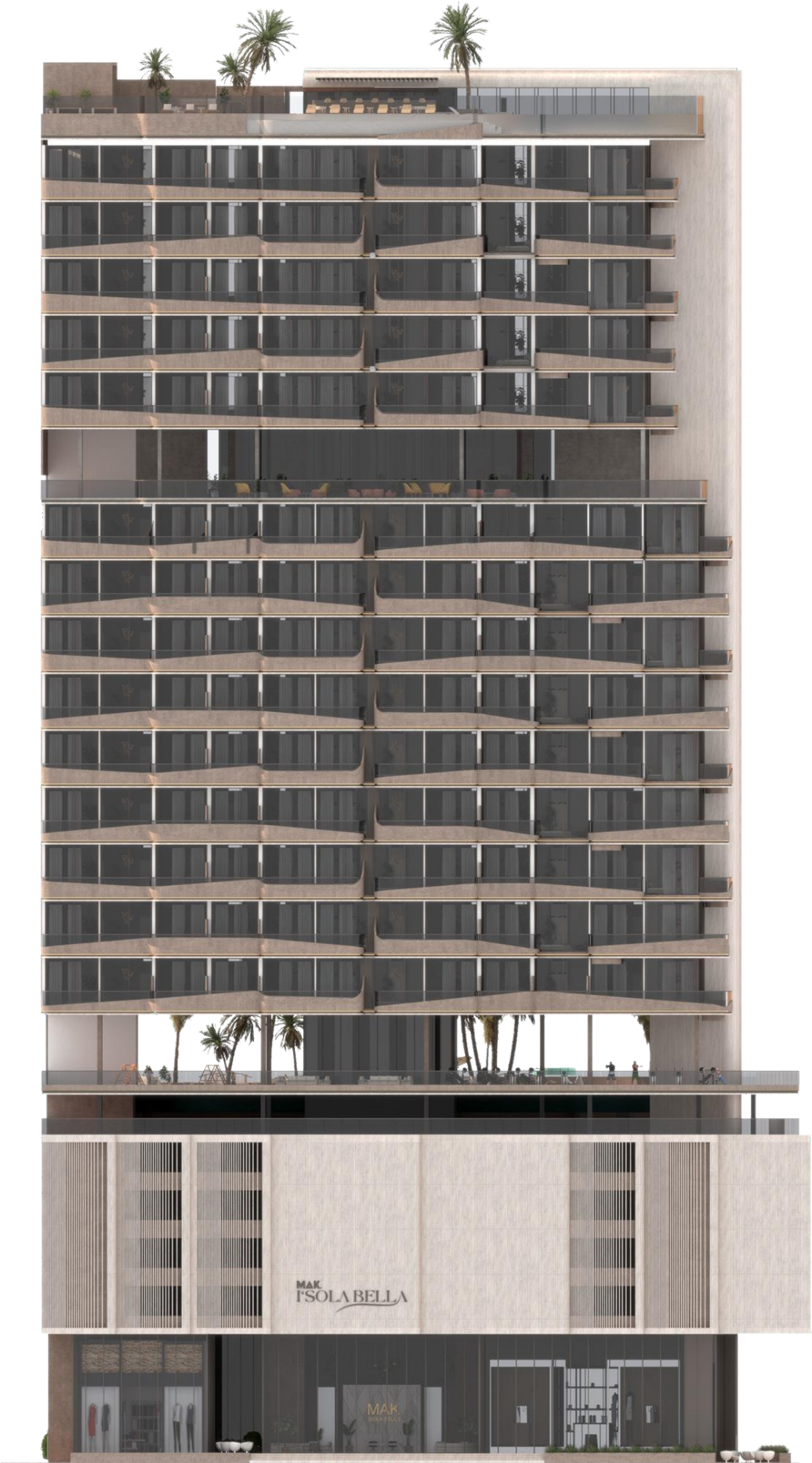
ARCHITECTURAL ANATOMY

G + 21 + R

 45+	 5
Amenities	Parking Floors
 14	 204
Typical Floors	Apartments
 3+	 3
Exclusive Floors of Amenities	Double-Height Retail Shops



BUILDING CONFIGURATION



Roof Amenity Lounge

5 Residential Floors

Amenities Floor

9 Residential Floors

Lagoon & Amenities Floor

5 Premium Floors
Ground Floor



FLOOR HEIGHTS

Ground Floor
Height: 6.5 m

1st - 4th Podium
Height: 3.2 m

5th Podium
Height: 3.9 m

Residential
Typical Height: 3.8 m

1st & 11th Amenities Floor
Height: 5.0 m

KEY FEATURES



Jumeirah
Village Circle



Direct Access to
Al Khail Road



Island & Beach Pool



Infinity Sky Pool



20 Minutes from
Top Destinations in Dubai



Semi Furnished
Smart Home Technology



EV Charging Stations



Animal Day Care/
Pet Park



Private
Plunge Pool



Visitor Parking

BRANDED FEATURES



Isola Bella elevates your living experience with luxurious amenities designed for relaxation, recreation, and community.

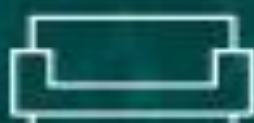
45+ AMENITIES



Island Pool



Infinity Sky Pool



Business Lounge



Private Plunge Pool



Clubhouse



Indoor & Outdoor Gym



Cigar Lounge



Animal Day Care/
Pet Park



Kids & Animal
Day Care



Coworking Space



Steam & Sauna



EV Charging
Stations



Visitor Parking



Outdoor Cinema
and Art Studio

DESIGN

MAK I'sola Bella's exterior captivates with curves and straight lines, using neutral warm tones accented by nature's blues and greens. The design evokes resort living within an urban residential building.



LOBBY



GROUND FLOOR AMENITIES

- 1 Double Heightened Lobby
- 2 Guest Seating Area
- 3 Outdoor Seating Area
- 4 Bicycle Parking





MAK.
I' SOLA BELLA



LOBBY

Isola Bella's lobby blends refined elegance with modern warmth, setting a serene tone for residents and guests. With carefully curated design elements, it epitomizes contemporary living's essence.



MAK.
I'SOLA BELLA

RECEPTION



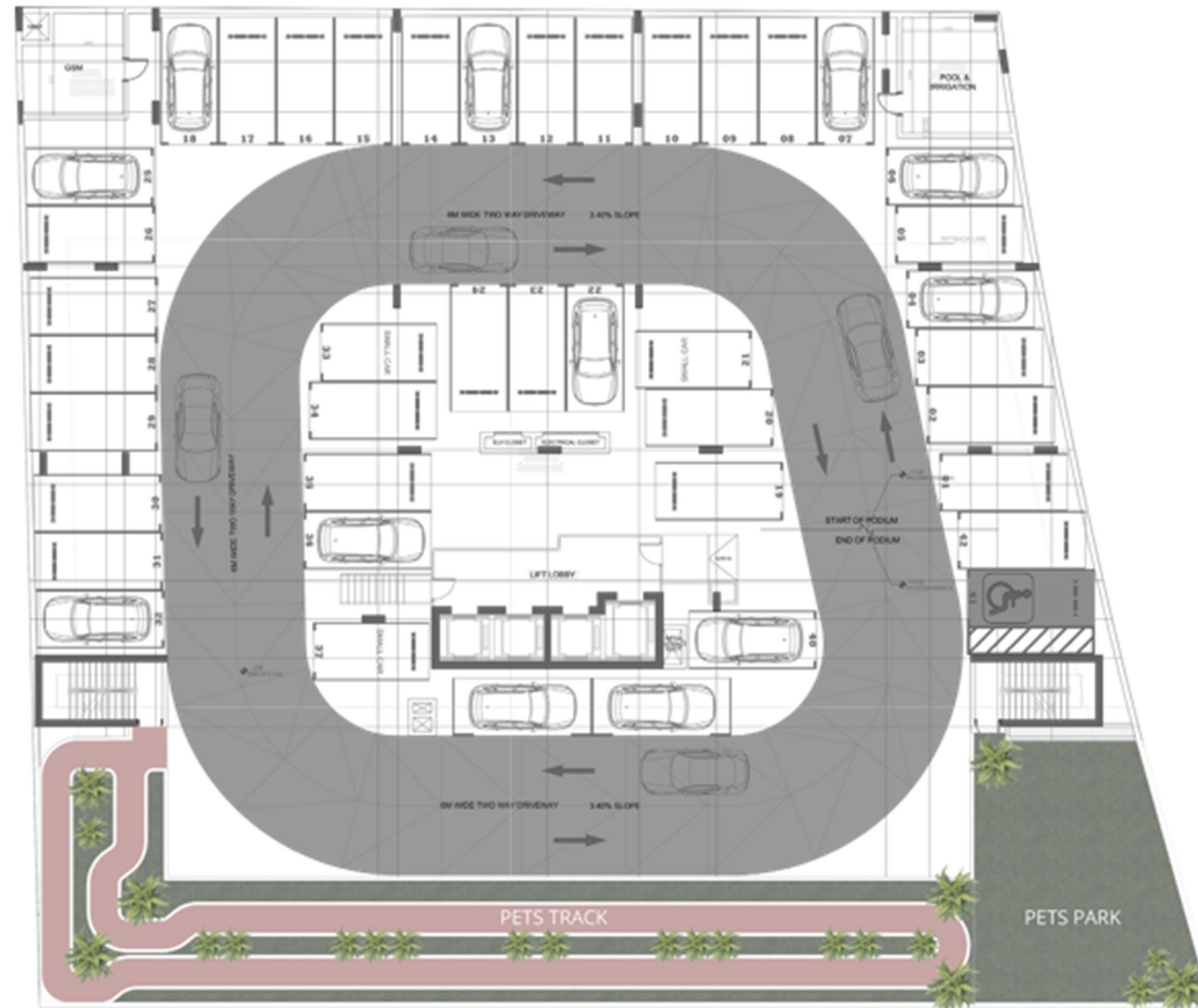
MAK.
I'SOLA BELLA

RECEPTION



FIFTH PODIUM AMENITIES

- 5 EV Parking
- 6 Pet Walking Track
- 7 Animal Daycare
- 8 Storage Lockers on Parking floor
- 9 Guests Parking





PET PARK & ANIMAL DAYCARE

JOGGING TRACK



CORRIDORS & LIFT LOBBY







FIRST FLOOR AMENITIES

- ◆ 30 Kids Play Area
- ◆ 11 Kids Day Care
- ◆ 12 BBQ Area
- ◆ 13 Gym
- ◆ 14 Fitness Studio/Meditation Area
- ◆ 15 Jogging Track
- ◆ 16 Male & Female Washrooms
- ◆ 17 Island Pool
- ◆ 18 Real Sand Beach
- ◆ 19 Jacuzzi
- ◆ 20 Leisure Decks
- ◆ 21 Green Garden
- ◆ 22 Open Area Sofa Seating Area





ISLAND POOL









KIDS PLAY AREA & DAYCARE



BARBECUE AREA



GYM



MEDITATION AREA

11TH FLOOR AMENITIES

- ◆ 23 Prayer Room
- ◆ 24 Co-working Space
- ◆ 25 Digital Library
- ◆ 26 Indoor Cinema
- ◆ 27 Lockers
- ◆ 28 Male & Female Washrooms
- ◆ 29 Ablution Area
- ◆ 30 Clubhouse
- ◆ 31 Open Terrace
- ◆ 32 Art Studio
- ◆ 33 Gaming Room
- ◆ 34 Gold Simulator
- ◆ 35 Meeting & Business Room





ART STUDIO

CLUBHOUSE







BUSINESS LOUNGE



INDOOR CINEMA





FAST
CAR
FAST
LIFE

GAMING ROOM



COWORKING SPACE

ROOF DECK AMENITIES

- ◆ 36 Infinity Pool
- ◆ 37 Sunbeds
- ◆ 38 Bar
- ◆ 39 Sunked in Lounges
- ◆ 40 Ice Plunge Bath
- ◆ 41 Steam Room
- ◆ 42 Sauna Room
- ◆ 43 Male & Female Washrooms
- ◆ 44 Outdoor Cinema
- ◆ 45 Cigar Lounge
- ◆ 46 Outdoor Yoga





INFINITY POOL



ICE PLUNGE BATH



LEISURE DECKS



SAUNA



STEAM

Do what makes your soul lighter

OUTDOOR YOGA



OUTDOOR CINEMA



CIGAR LOUNGE

INTERIOR OF APARTMENTS



COLOR PALETTE

Isola Bella's color palette combines warm beige with serene blue, reflecting its private island waters. This elegant blend creates a tranquil yet sophisticated atmosphere, showcasing the building's unique charm & modern aesthetic.





LIVING ROOM





KITCHEN





BEDROOM



STUDY ROOM



111

11111111

111111



BATHROOM





BALCONY

PAYMENT PLAN

10%

at the time of booking

10%

after 30 days of booking

5%

5th December 2024

5%

5th April 2025

5%

5th August 2025

5%

5th December 2025

5%

5th April 2026

5%

5th August 2026

50%

on handover by Q1 of 2027

